


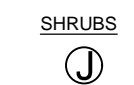


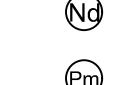

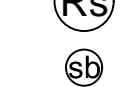

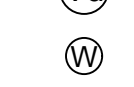
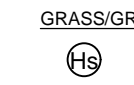


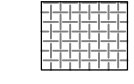
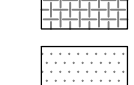
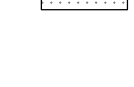





PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	CONT.	SIZE	QTY
	ACER CIRCINATUM / VINE MAPLE NURSERY GROWN, UNCUT LEADERS, FULL, HEALTHY AND MATCHING.	B & B	1.5" CAL OR 3" TOTAL MULTI-STEM	7
	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME RED MAPLE NURSERY GROWN FOR STREET TREE USE. SINGLE UNCUT LEADER, FULL, HEALTHY AND MATCHING.	B & B	1.5" CAL. MIN.	20
	PINUS CONTORTA VAR. CONTORTA / SHORE PINE NURSERY GROWN, UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON.	B & B	6' MIN. HT.	11
	THUJA PLICATA 'EXCELSA' / WESTERN RED CEDAR NURSERY GROWN, UNCUT LEADER. STAKE AND GUY ONE GROWING SEASON.	B & B	6' MIN. HT.	12
SHRUBS	BOTANICAL / COMMON NAME	CONT.		QTY
	JUNIPERUS SCOPULORUM 'SKYROCKET' / SKYROCKET JUNIPER SINGLE LEADER. FULL, HEALTHY AND MATCHING.	6' MIN HT		33
	MAHONIA AQUIFOLIUM / OREGON GRAPE FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		61
	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		36
	NANDINA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		123
	PINUS MUGO 'PUMILIO' / MUGO PINE FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		16
	PRUNUS LAUROCEASUS 'OTTO LUYKEN' / OTTO LUYKEN LAUREL FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		62
	RIBES SANGUINEUM / RED FLOWERING CURRANT FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		29
	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		26
	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE SINGLE LEADER. FULL, HEALTHY AND MATCHING.	6' MIN HT		13
	VIBURNUM DAVIDII / DAVID VIBURNUM FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		44
	WEIGELA FLORIDA 'WINE TM' / WEIGELA FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		6
GRASS/GRASS-LIKE	BOTANICAL / COMMON NAME	CONT.		QTY
	HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		48
	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS FULL, HEALTHY AND MATCHING.	1 GAL. MIN.		75
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	QTY
	ARCTOSTAPHYLOS UVA-URSI / MASSACHUSETTS' / MASSACHUSETTS KINNIKINNICK	1 GAL.	36" o.c.	1,543
	RUBUS CALYCINOIDES 'EMERALD CARPET' / EMERALD CARPET CREEPING BRAMBLE	1 GAL.	36" o.c.	670
	EROSION-CONTROL HYDROSEED COUNTRY GREEN WA. STATE D.O.T. EROSION CONTROL MIX O.A.E. 80-120 LBS. PER ACRE NOTE: EROSION-CONTROL HYDROSEED AREAS ARE NOT TO RECEIVE IRRIGATION OR TOPSOIL.			

PARKING AREA SHADING CALCULATION:

PER AMC 20, 76.130:

VEHICLE ACCOMODATION AREA = 80,421 SF
20% OF VEHICLE ACCOMODATION AREA REQUIRED TO BE SHADED
80,421 SF / 5 = 16,084 SF SHADE AREA REQUIRED

SHADE AREA PER TREE = 707 SF
707 X 27 TREES = 19,089 SF SHADE AREA PROVIDED

CONSTRUCTION DRAWING APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED
PER THE CONDITIONS ON THE TITLE SHEET.

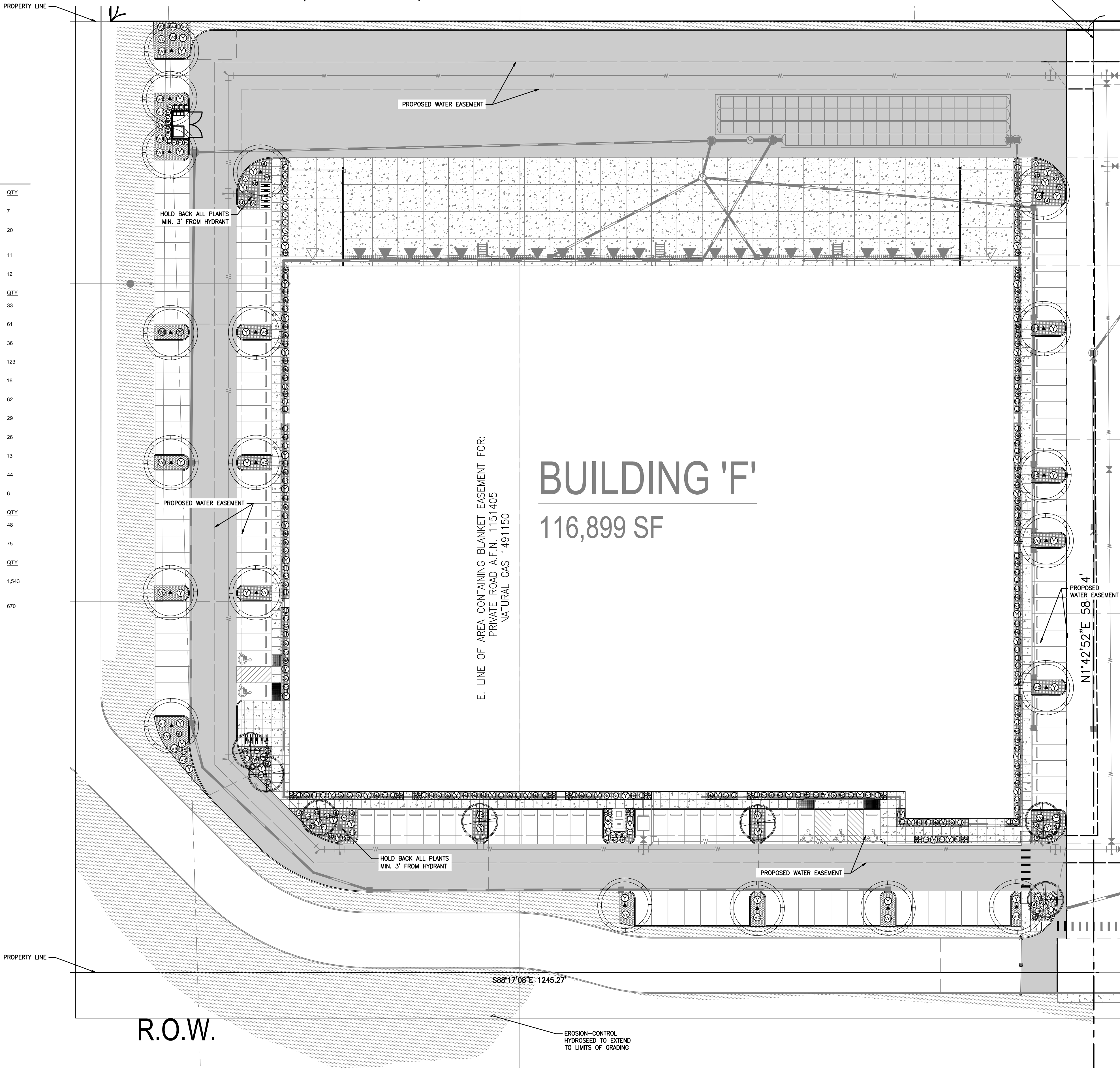
BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS



Know what's below.
Call before you dig.

PLANTING PLAN
FOR
GAYTEWAY BUSINESS PARK
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



Revision				
3	1/6/22	TR	JV	Appr.
No.	Date	By	Chd.	

PLANTING PLAN

Title:

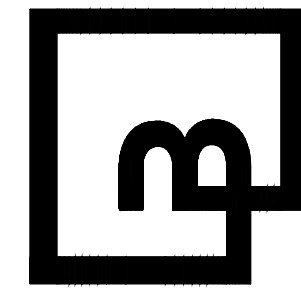
For: **GAYTEWAY BUSINESS
PARK LLC**
PO BOX 1727
BELLEVUE, WA 98009



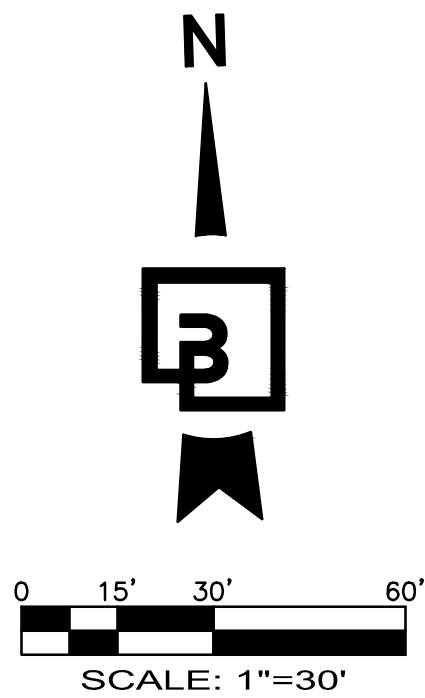
Scale:
Horizontal 1" = 30'
Vertical NA

Designed TCR
Drawn TCR
Checked JMV
Approved JMV
Date 1/6/22

**Barghausen
Consulting Engineers, Inc.**
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 **barghausen.com**



Job Number
21334
Sheet
L1 of 5



IRRIGATION LEGEND

DESCRIPTION

D RIP IRRIGATION:



HUNTER LANDSCAPE DRIPLINE COMPONENTS

HDL-06-12-250-CV SUB-SURFACE DRIPLINE TUBING 0.6 GPH PRESSURE COMPENSATING EMITTERS WITH CHECK VALVE AT 12" ON-CENTER SPACING - ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FOUR (4) FEET ON-CENTER; VERIFY THE LAYOUT AND 18" ON-CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ALL COMPONENTS PER MANUF. SPECIFICATIONS.

USE HUNTER PLD-LOC FITTINGS FOR CONNECTION BETWEEN PVC LATERAL LINES AND INLINE DRIP TUBING



DRIP IRRIGATION: ICZ-101/151-XL REMOTE CONTROL DRIP ZONE KIT WITH FILTER AND PRESSURE REGULATOR MAXIMUM 2 VALVES PER BOX



HUNTER SOLAR SYNC WIRE RAIN SENSOR COMBO



HUNTER PRO-C CONTROLLER 3 TO 15 STATIONS, (HARDWIRE CONNECTION); PROVIDE GROUND AND BATTERIES PER MANUFACTURER'S SPECIFICATIONS

P.O.C.



WILKINS 950 XLT- 1-1/4" DOUBLE CHECK VALVE (STATE APPROVED); TEST AND CERTIFICATION BY LICENSED BACKFLOW TESTER
WILKINS 850 - BALL VALVE, SIZE TO MATCH PIPE
CARSON INDUSTRIES #1730 (TWO AT P.O.C.) GRADE LEVEL VAULT WITH BOLT LOCK LID

PLASTIC BALL VALVE, MATCH LINE SIZE, IN VALVE BOX



HUNTER HQ-33DLRC 3/4" QUICK COUPLING VALVE, IN VALVE BOX, PROVIDE TWO KEYS AND SWIVELS

--- MAINLINE - SCH 40 PVC (18" COVER); SIZE PER PLAN, 1-1/2" SIZE MINIMUM

----- LATERAL - SCH 40 PVC (12" COVER); SIZE PER PLAN, 3/4" SIZE MINIMUM

===== SLEEVE - SCH 40 PVC; 24" MINIMUM COVER AT VEHICLE CROSSINGS AND 18" MINIMUM COVER IN LANDSCAPE AREAS, 6" SIZE WHERE IRRIGATION MAINLINE TRAVELS THROUGH PIPE. 4" SIZE WHERE ONLY LATERALS TRAVEL THROUGH PIPE

IRRIGATION SHOWN DIAGRAMMATICALLY FOR PLAN CLARITY. COMMON TRENCH AND PLACE EQUIPMENT IN LANDSCAPE; MANIFOLD GROUPED VALVES IN ADJACENT SHRUB AREAS WHERE FEASIBLE.

SCH 40 PIPE SIZING CHART

PIPE SIZE	3/4"	1"	1 1/4"	1 1/2"	2"	2 1/2"	
FLOW GPM	1-8	8.1-13	13.1-23	23.1-32	32.1-53	53.1-74	GPM (MAX.)

CONSTRUCTION DRAWING APPROVAL

THIS PLAN SHEET HAS BEEN REVIEWED AND APPROVED PER THE CONDITIONS ON THE TITLE SHEET.

BY: _____
City Engineer, CITY OF ARLINGTON

DATE: _____
THIS APPROVAL VALID FOR 18 MONTHS



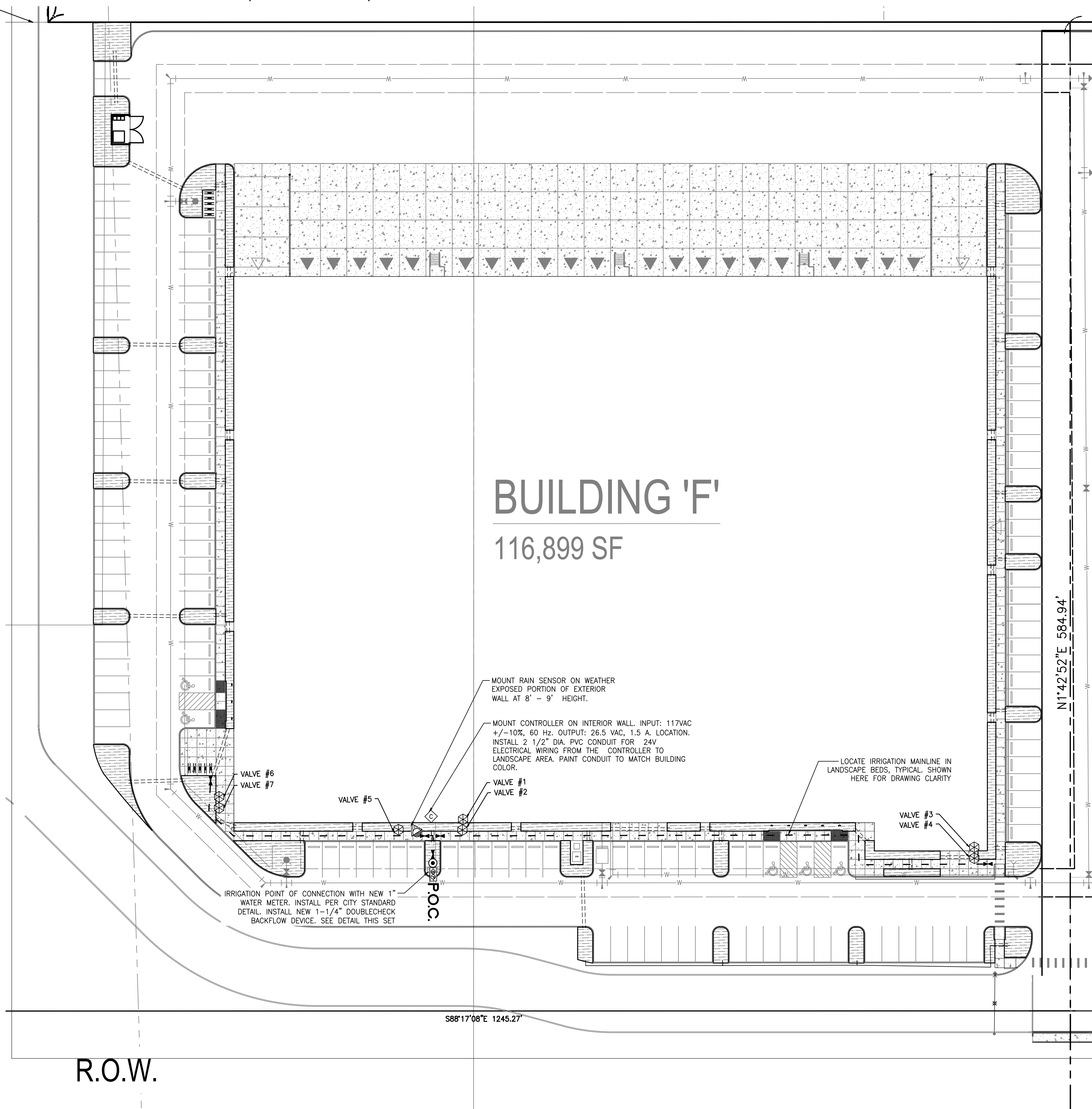
Know what's below.
Call before you dig.

IRRIGATION PLAN FOR

GAYTEWAY BUSINESS PARK

PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON

PROPERTY LINE

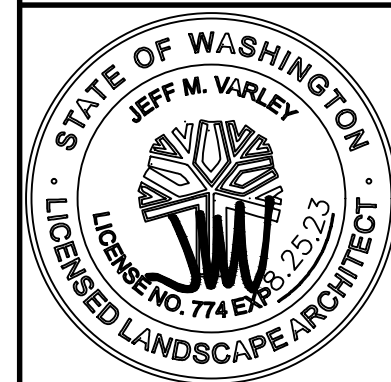


Revision					
No.	Date	By	Chd.	JV	Appr.
3	1/6/22	TR		JV	
					REVISED

Title: IRRIGATION PLAN

For:

GAYTEWAY BUSINESS
PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale:

Horizontal
1" = 30'

Vertical
NA

Designed TCR

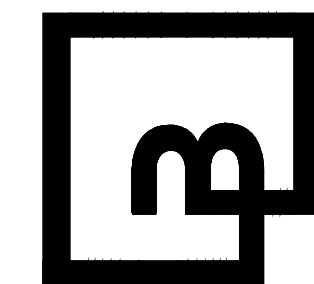
Drawn TCR

Checked JMV

Approved JMV

Date 1/6/22

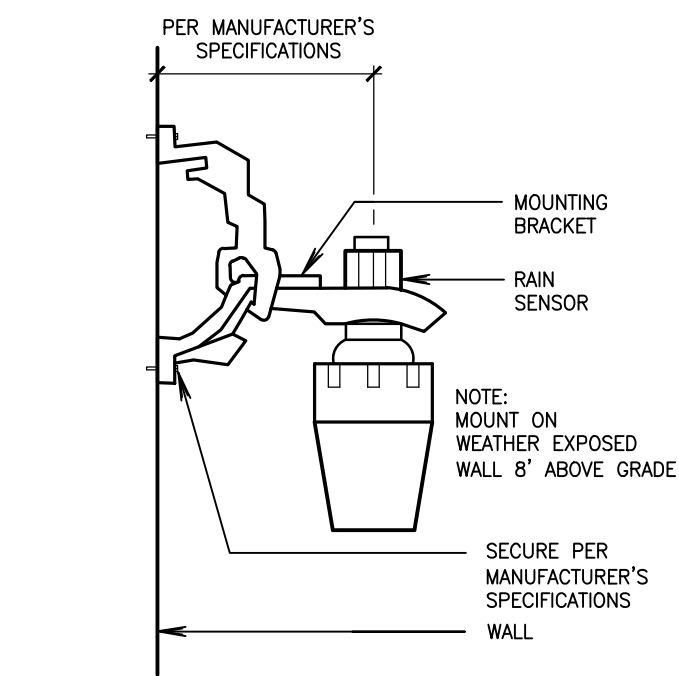
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Job Number
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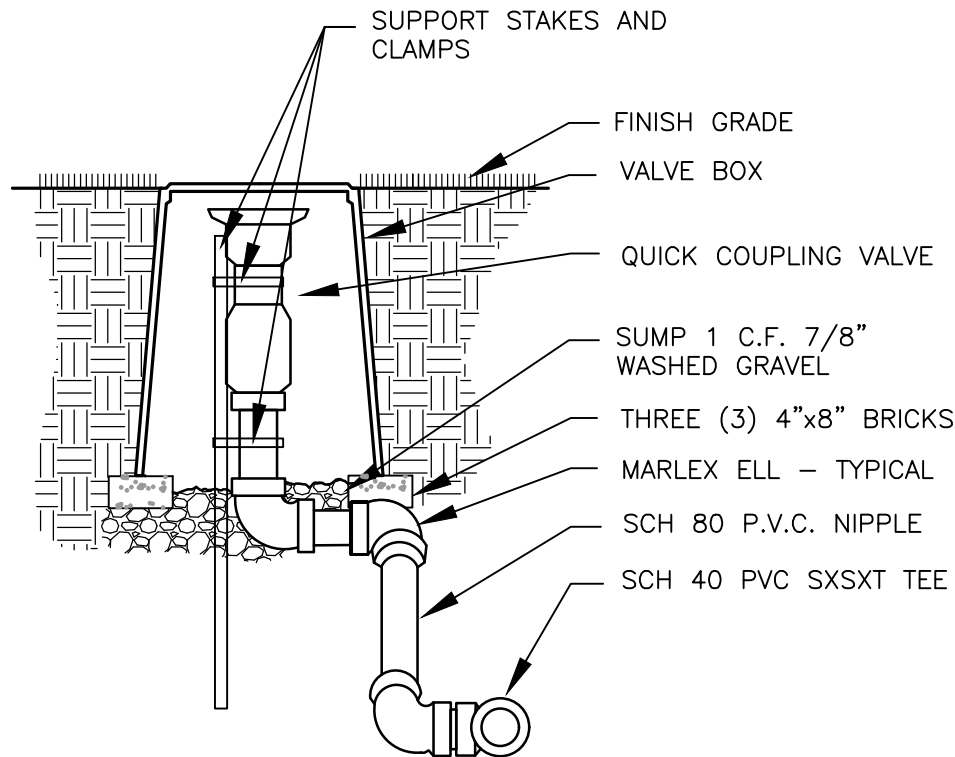
Sheet
L3 of 5

IRRIGATION NOTES AND DETAILS
FOR
GAYTEWAY BUSINESS PARK
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



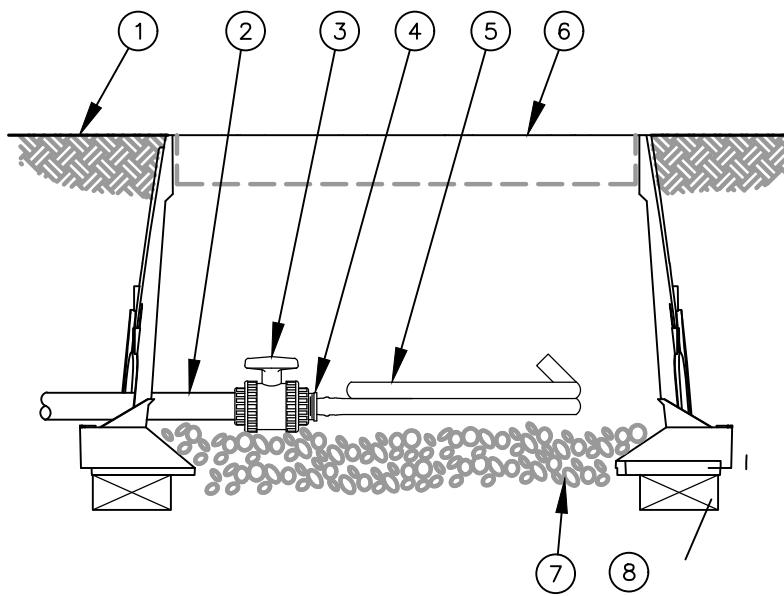
RAIN SENSOR DETAIL

NOT TO SCALE



QUICK COUPLING VALVE DETAIL

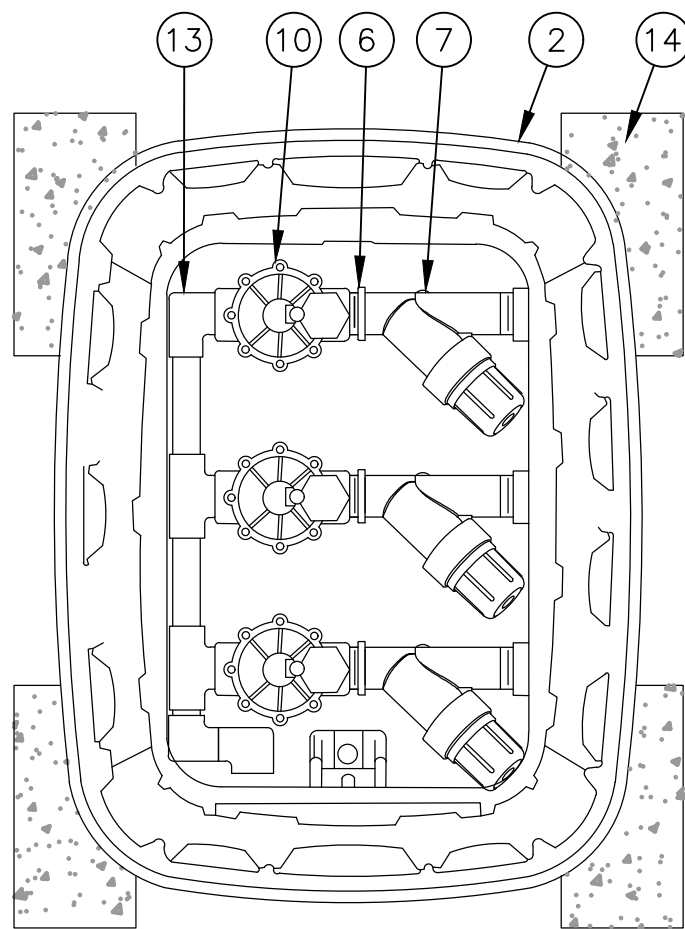
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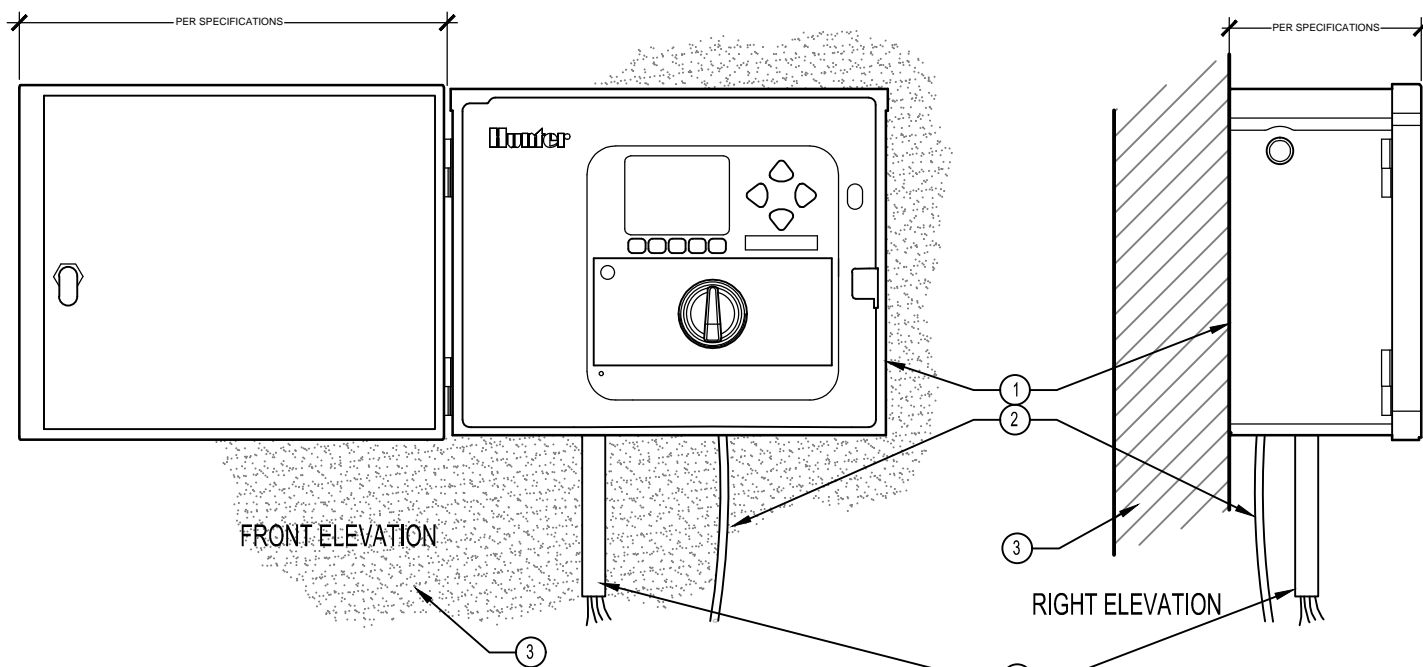
- 1 FINISH GRADE
- 2 PVC DRIP MANIFOLD PIPE
- 3 PVC 1" X 3/4" TRUE UNION BALL VALVE
- 4 EASY FIT MALE X BARB ADAPTER: RAIN BIRD XFF-MA-075
- 5 SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES BLANK TUBING
- 6 12-INCH VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 7 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 8 BRICK (1 OF 2)

FLUSH POINT WITH BALL VALVE

NOT TO SCALE

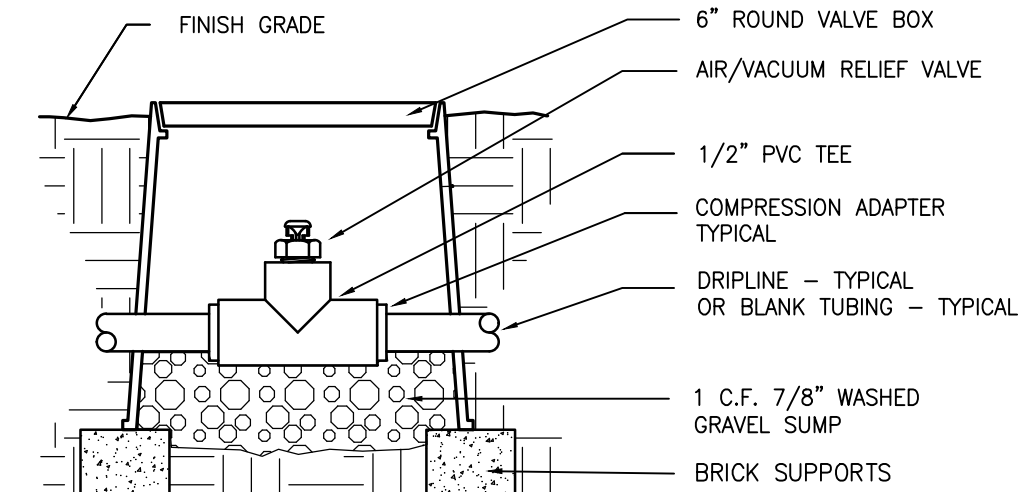


TOP VIEW



IRRIGATION CONTROLLER, INTERIOR WALL MOUNT

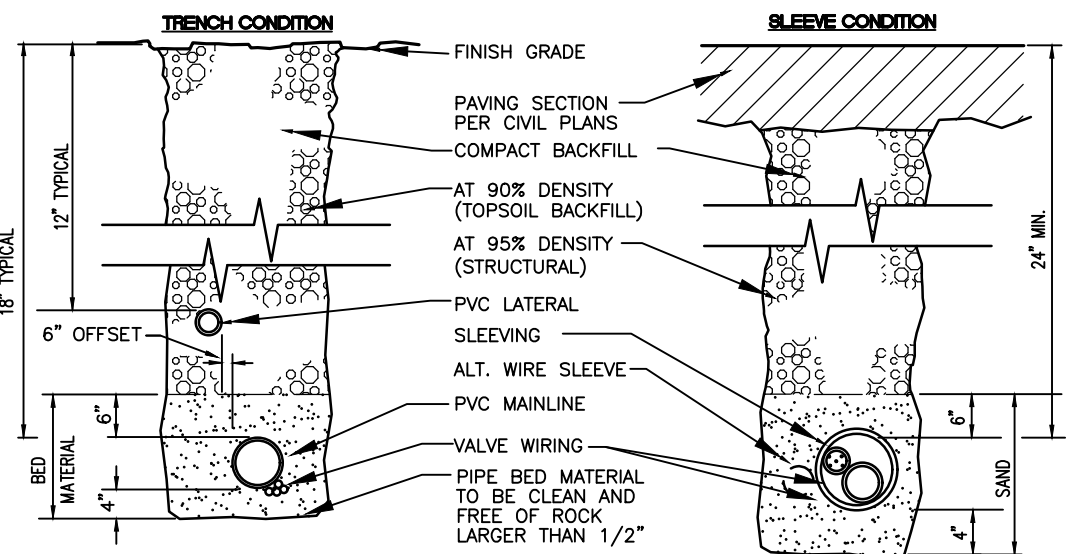
NOT TO SCALE



NOTE:
AIR/VACUUM RELIEF VALVE CANNOT BE CONNECTED LOWER THAN DRIPLINE LATERALS.
FOR USE ON ZONES OF 7 GPM OR LESS ONLY (PLUMBED TO TUBING).

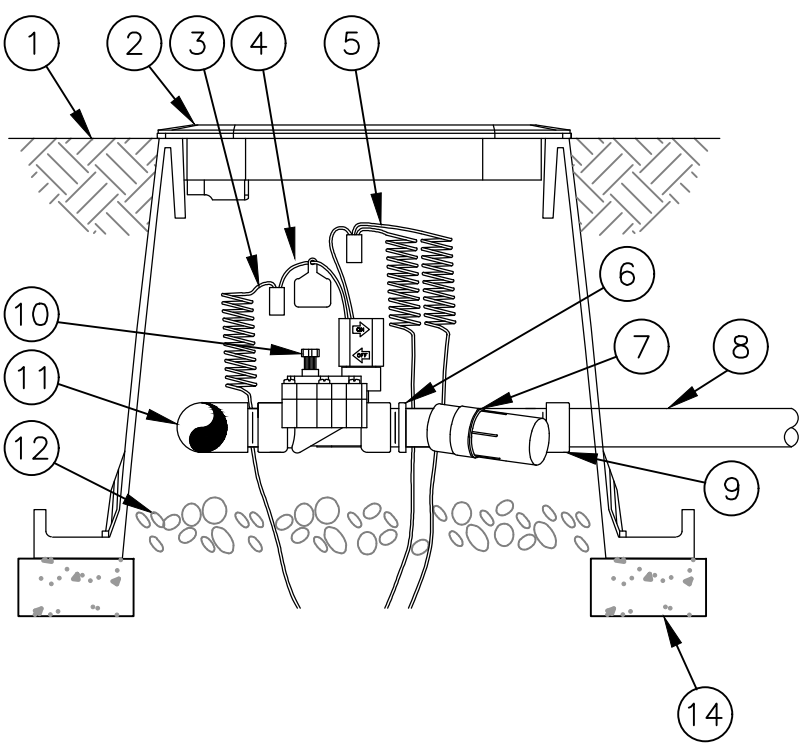
1/2" AIR/VACUUM RELIEF VALVE DETAIL

NOT TO SCALE



SLEEVE/TRENCHING DETAIL

NOT TO SCALE



SIDE VIEW

DRIP IRRIGATION VALVE

NOT TO SCALE

LANDSCAPE IRRIGATION NOTES

1. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR TO COORDINATE:
 - A) VERIFY EXISTING CONTROLLER AND FEASIBILITY TO HOOK UP ADDITIONAL VALVES THAT WILL BE REQUIRED TO EXPAND THE EXISTING IRRIGATION SYSTEM AND PROVIDE ADEQUATE WATER TO ALL NEW PLANT MATERIAL.
 - B) VERIFICATION OF STATIC WATER PRESSURE AT POINT-OF-CONNECTION (P.O.C.) CONTRACTOR SHALL NOTIFY OWNER AND BARGHAUSEN CONSULTING ENGINEERS, INC.
 - C) INSTALLATION OF SLEEVING.
2. PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, AND SERVICES NECESSARY TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS AND/OR NOTES. PROVIDE A ONE (1) YEAR WARRANTY/GUARANTEE FROM FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIALS, EQUIPMENT, AND WORKMANSHIP.
3. COORDINATE IRRIGATION INSTALLATION WITH GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, LANDSCAPE CONTRACTOR, OWNER, ARCHITECT, AND LANDSCAPE ARCHITECT.
4. LANDSCAPE CONTRACTOR TO TEST AVAILABLE WATER PRESSURE PRIOR TO BEGINNING ANY WORK. PROVIDE LANDSCAPE ARCHITECT WITH WRITTEN PSI RESULTS.
5. ALL WORK PER LOCAL CODE. INSTALLATION PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
6. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, FEES, AND REQUIRED CITY INSPECTIONS.
7. SUBMITTALS:
 - A) SUBMIT EACH ITEM LISTED BELOW FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL.
 - B) PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED,
 - C) CONTROL WIRING PATH DIAGRAM,
 - D) "AS-BUILT" DRAWINGS.
 - E) OPERATION AND MAINTENANCE MANUALS.
8. PROVIDE AND KEEP UP TO DATE A COMPLETE "AS-BUILT" RECORD SET OF PRINTS WHICH ARE TO BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS AND NOTES AND EXACT "AS-BUILT" LOCATIONS, SIZES AND KIND OF EQUIPMENT. THIS SET OF DRAWINGS ARE TO BE KEPT ON-FILE AND TO BE USED ONLY AS THE RECORD SET. ALL WORK IS TO BE NEAT AND LEGIBLE ANNOTATIONS THEREON DAILY AS THE WORK PROCEEDS, SHOWING WORK AS ACTUALLY INSTALLED. DIMENSION FORM TWO (2) PERMANENT POINTS OF REFERENCE, BUILDING CORNERS, WALKS, OR ROAD INTERSECTIONS, ETC., THE LOCATION OF THE FOLLOWING:
 - A) CONNECTION TO WATER LINES (P.O.C.),
 - B) CONNECTIONS TO ELECTRICAL POWER,
 - C) GATE VALVE, QUICK COUPLERS, AND REMOTE CONTROL VALVE,
 - D) ROUTING OF MAINLINE (DIMENSION MAXIMUM 100' ALONG ROUTING),
 - E) ROUTING OF CONTROL WIRING,
 - F) OTHER RELATED EQUIPMENT AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. PREPARE AND PROVIDE PRIOR TO COMPLETION OF CONSTRUCTION, A THREE RING BINDER CONTAINING THE FOLLOWING INFORMATION:
 - A) INDEX SHEET STATING CONTRACTOR'S ADDRESS, TELEPHONE NUMBER, FAX, E-MAIL AND A, LIST OF EQUIPMENT WITH NAME AND ADDRESS OF LOCAL MANUFACTURER'S REPRESENTATIVES,
 - B) CATALOG AND PARTS SHEETS ON EVERY MATERIAL AND EQUIPMENT INSTALLED UNDER THIS, CONTRACT,
 - C) GUARANTEE STATEMENT,
 - D) COMPLETE OPERATING AND MAINTENANCE INSTRUCTIONS ON ALL MAJOR EQUIPMENT.
 - E) CONSTRUCTION DETAILS FROM THE PROJECT,
 - F) COMPLETE TROUBLE-SHOOTING GUIDE TO COMMON IRRIGATION PROBLEMS,
 - G) WINTERIZATION AND SPRING START-UP PROCEDURES,
 - H) CHART OF APPROXIMATE WATERING TIMES FOR SPRING, SUMMER, AND FALL,
 - I) A COPY OF THE "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
10. ALL VALVES TO BE PLACED IN "CARSON" GRADE LEVEL BOXES WITH BOLT-LOCK LIDS (OR APPROVED EQUIVALENT). SET BOXES 2 INCHES HIGHER THAN FINISH GRADE IN MULCH AREAS AND FLUSH WITH FINISH GRADE IN LAWN AREAS. JUMBO BOX FOR CHECK VALVE, 10" ROUND BOX FOR GATE/QUICK COUPLER/WIRE SPLICES, AND 12" STANDARD FOR CONTROL VALVES. PROVIDE BOX EXTENSIONS AS REQUIRED.
11. MAINLINE PIPE TO BE BURIED 24 INCHES, LATERALS 12 INCHES, AND SLEEVES 24" INCHES BELOW FINISH GRADE. NO ROCK OR DEBRIS TO BE BACKFILLED OVER PIPE.
12. HEAD AND LINE POSITIONING IS DIAGRAMMATIC ON PLAN. ADJUST IN FIELD AS NECESSARY FOR 100 PERCENT COVERAGE. VALVES TO BE POSITIONED ADJACENT TO PAVEMENT/CURBS, IN SHRUB BEDS WHERE POSSIBLE.
13. FAMILIARIZE OWNERS FACILITY OPERATOR WITH IRRIGATION SYSTEM FUNCTION, CONTROLLER PROGRAMMING, SYSTEM OPERATION AND MAINTENANCE REQUIREMENTS.
14. ALL CONTROL WIRE SPLICES TO BE MADE AT VALVE BOXES WITH WATER TIGHT ELECTRICAL SPLICES, 3M, SCOTT'S LOCK SEAL TACK 3576-78, OR EQUIVALENT.
15. EACH VALVE BOX TO CONTAIN A MINIMUM OF TWO (2) SPARE ORANGE CONTROL WIRES FOR JACKETED WIRE. ROUTE SPARE WIRES FROM THE CONTROLLER TO THE LAST VALVE OF EACH MAINLINE BRANCH. COMMON WIRE TO BE WHITE. SINGLE STRAND WIRE TO BE A MINIMUM OF 14 GAUGE.
16. ALL ELECTRICAL EQUIPMENT TO BE U.L. TESTED AND APPROVED, AND BEAR THE U.L. LABEL.
17. CROSS CONNECTION PROTECTION INSPECTION REQUIRED. THE BACKFLOW DEVICE TO BE TESTED UPON THE ORIGINAL INSTALLATION. THE TESTING TO BE PERFORMED BY A PERSON HOLDING A CURRENT CERTIFICATE AS A BACKFLOW TESTER. THE TEST REPORT TO BE SUBMITTED TO THE LOCAL WATER DISTRICT, OR PURVEYOR, AND OWNER WITH A COPY TO BARGHAUSEN CONSULTING ENGINEERS, INC. CONTRACTOR TO INCLUDE TESTING IN THE SCOPE OF WORK. OWNER IS RESPONSIBLE FOR ANNUAL INSPECTIONS AFTER THE INTIAL INSPECTION.
18. CONTRACTOR TO PROVIDE SYSTEM WINTERIZATION/SPRING SERVICE WHEN INSTALLATION HAS BEEN COMPLETED WITHIN 90 DAYS OF NOVEMBER 1 FOR WINTERIZATION, OR MAY 15 FOR SPRING SERVICE. SERVICE TO BE PERFORMED AS NEAR AS PRACTICAL TO THE ABOVE DATES, OR AS FREEZE/PRECIPITATION CONDITIONS DETERMINE SERVICE NEED.

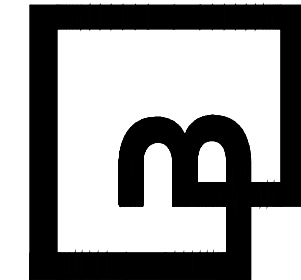
Title: IRRIGATION NOTES AND DETAILS

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale: Horizontal NA Vertical NA
Designed: TCR Drawn: TCR Checked: JMW Approved: JMW Date: 1/6/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
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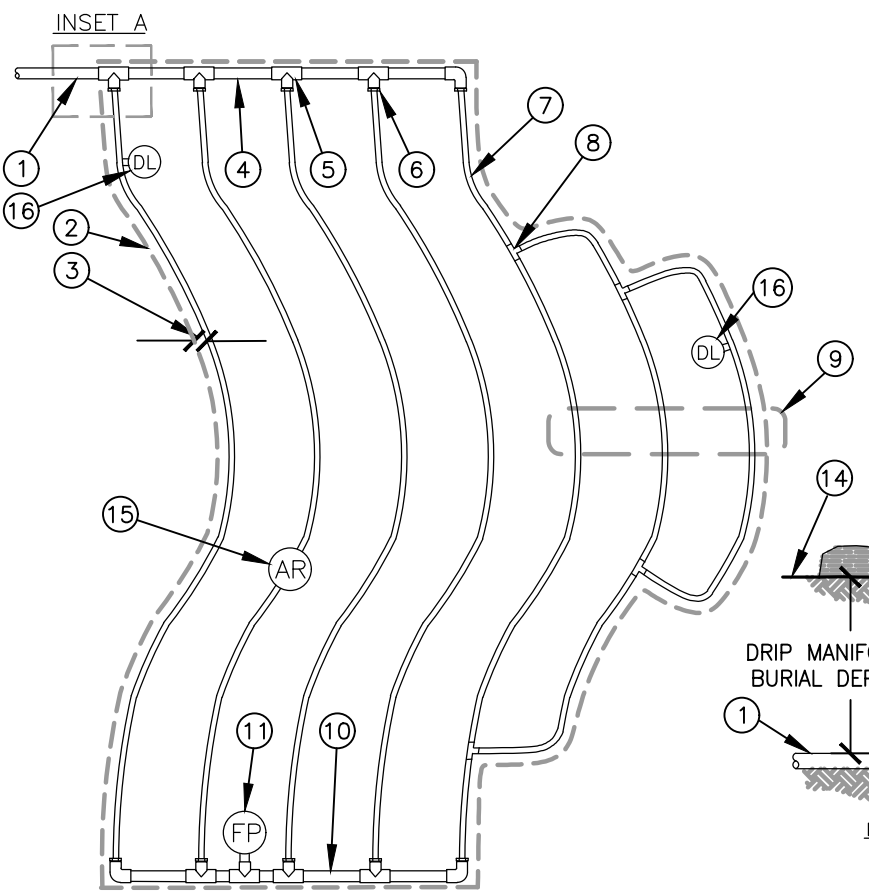


Job Number: 21334
Sheet: L4 of 5



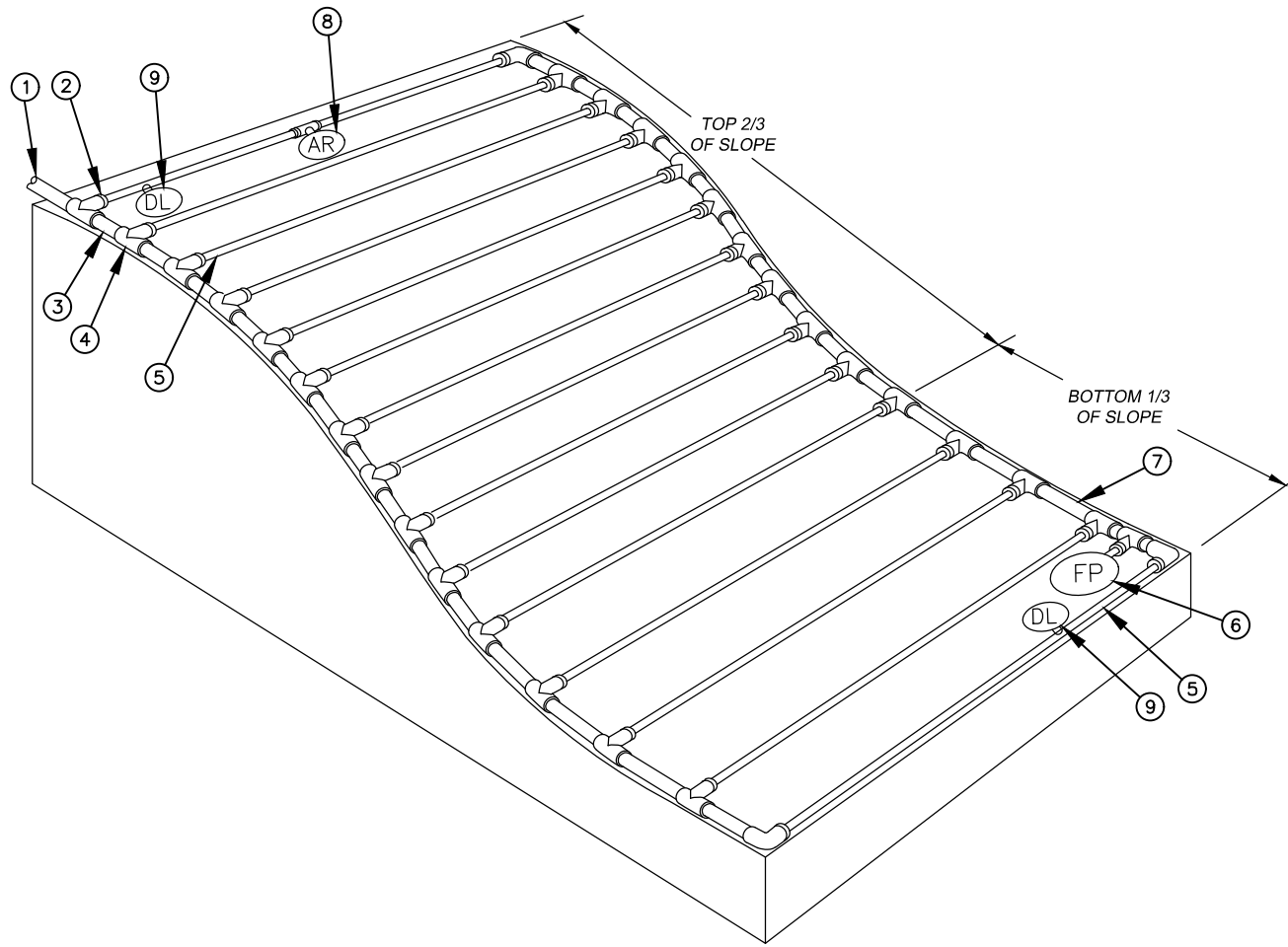
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IRRIGATION DETAILS
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GAYTEWAY BUSINESS PARK
PTN OF THE NE1/4, OF THE SW1/4 OF SEC. 14, TWP. 31 N., RGE 5 EAST, W.M.
CITY OF ARLINGTON, SNOHOMISH COUNTY, STATE OF WASHINGTON



DIPLINE ODD CURVES LAYOUT

NOT TO SCALE



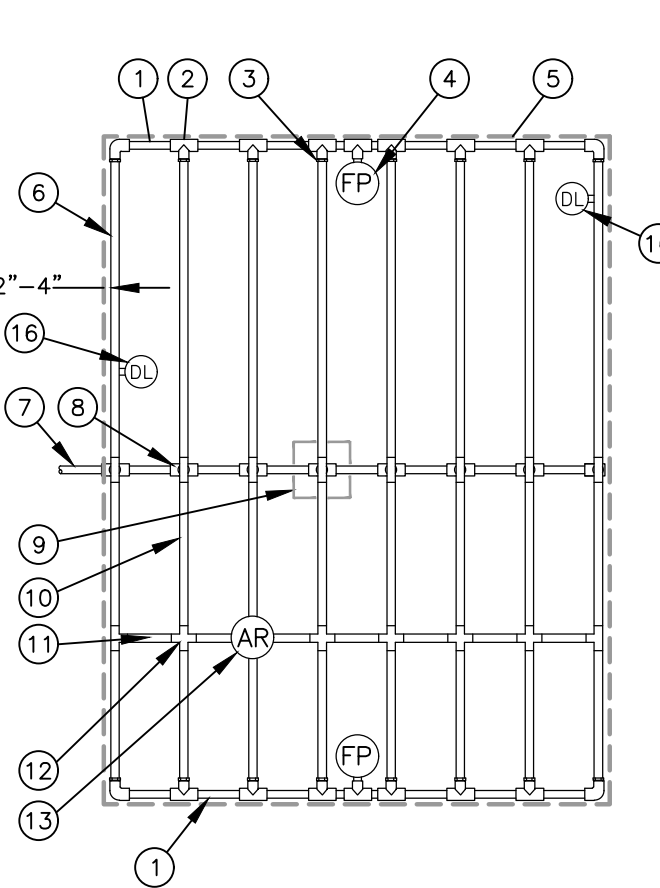
DIPLINE SLOPED LAYOUT

NOT TO SCALE

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS FOR SPACING.
 - LENGTH OF LONGEST DIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
 - PERIMETER OF AREA
 - PERIMETER DIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
 - PVC SUPPLY MANIFOLD
 - PVC SCH 40 TEE OR EL (TYPICAL)
 - BARB X MALE FITTING
 - SUB-SURFACE DIPLINE: SEE IRRIGATION SCHEDULE
 - ARB X BARB INSERT TEE
 - TOTAL LENGTH OF SELECTED DIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
 - PVC FLUSH HEADER
 - FLUSH POINT: SEE DETAIL
 - PVC RISER PIPE
 - TURF OR MULCH
 - FINISH GRADE
 - 1/2" AIR RELIEF VALVE: SEE DETAIL
 - DIPLINE INDICATOR: SEE DETAIL FOR ADD'L INFO

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. DISTANCE BETWEEN LATERAL ROWS FOR BOTTOM 1/3 OF SLOPE TO BE SPACED GREATER THAN OPTIMAL ROW DISTANCE. SEE MANUFACTURER DIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - WHEN ELEVATION CHANGE EXCEEDS 8 FEET IT IS RECOMMENDED THAT A NEW DIPLINE ZONE BE CREATED.
 - INSTALL AIR RELIEF VALVE AT HIGH POINTS IN DRIP LATERAL.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

- PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- BARB X MALE FITTING
- PVC SUPPLY HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- SUB-SURFACE DIPLINE: SEE IRRIGATION SCHEDULE
- FLUSH POINT: SEE DETAIL
- PVC FLUSH HEADER
- 1/2" AIR RELIEF VALVE: RSEE DETAIL
- DIPLINE INDICATOR: SEE DETAIL FOR ADDITIONAL INFORMATION
- PVC RISER PIPE
- TURF OR MULCH
- FINISH GRADE



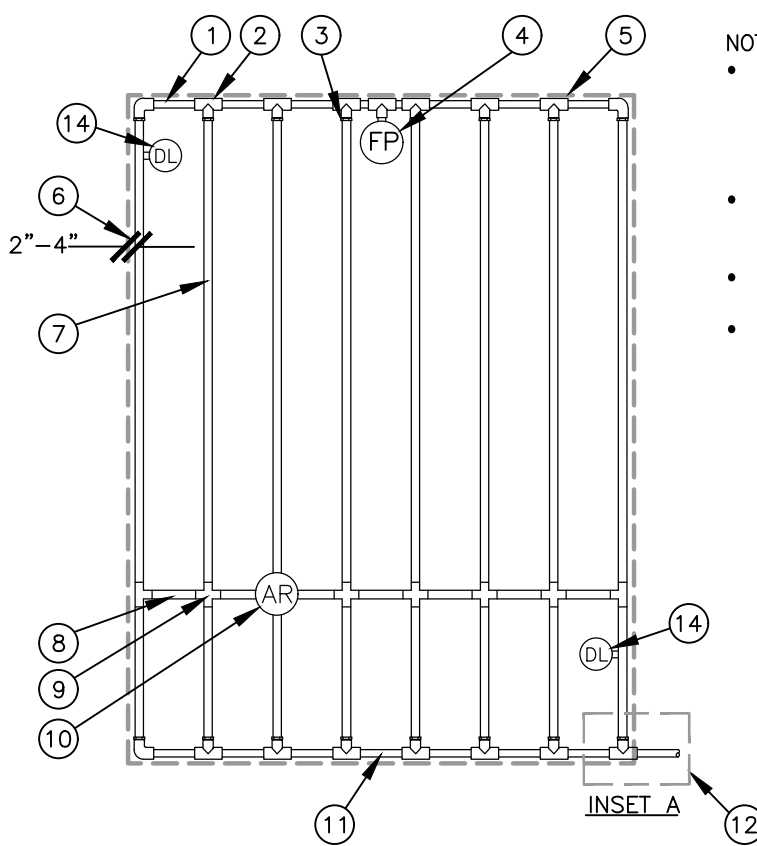
DIPLINE CENTER FEED LAYOUT

NOT TO SCALE

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING
- FLUSH POINT (TYPICAL) SEE DETAIL
- PERIMETER OF AREA
- PERIMETER DIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SUPPLY MANIFOLD
- CONNECTION FROM SUPPLY MANIFOLD TO DIPLINE (TYPICAL) - SEE INSET A
- SUB-SURFACE DIPLINE
- BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS:
- 1/2" AIR RELIEF VALVE
- BARB X FEMALE FITTING:
- 3/4" PVC NIPPLE, LENGTH AS NECESSARY
- DIPLINE INDICATOR: SEE DETAIL FOR ADDITIONAL INFORMATION

Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250
20	318	169	353	294
30	360	230	413	350
40	395	255	465	402
50	417	285	528	420
60	460	290	596	455

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE IRRIGATION SCHEDULE FOR SPACING.
 - LENGTH OF LONGEST DIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

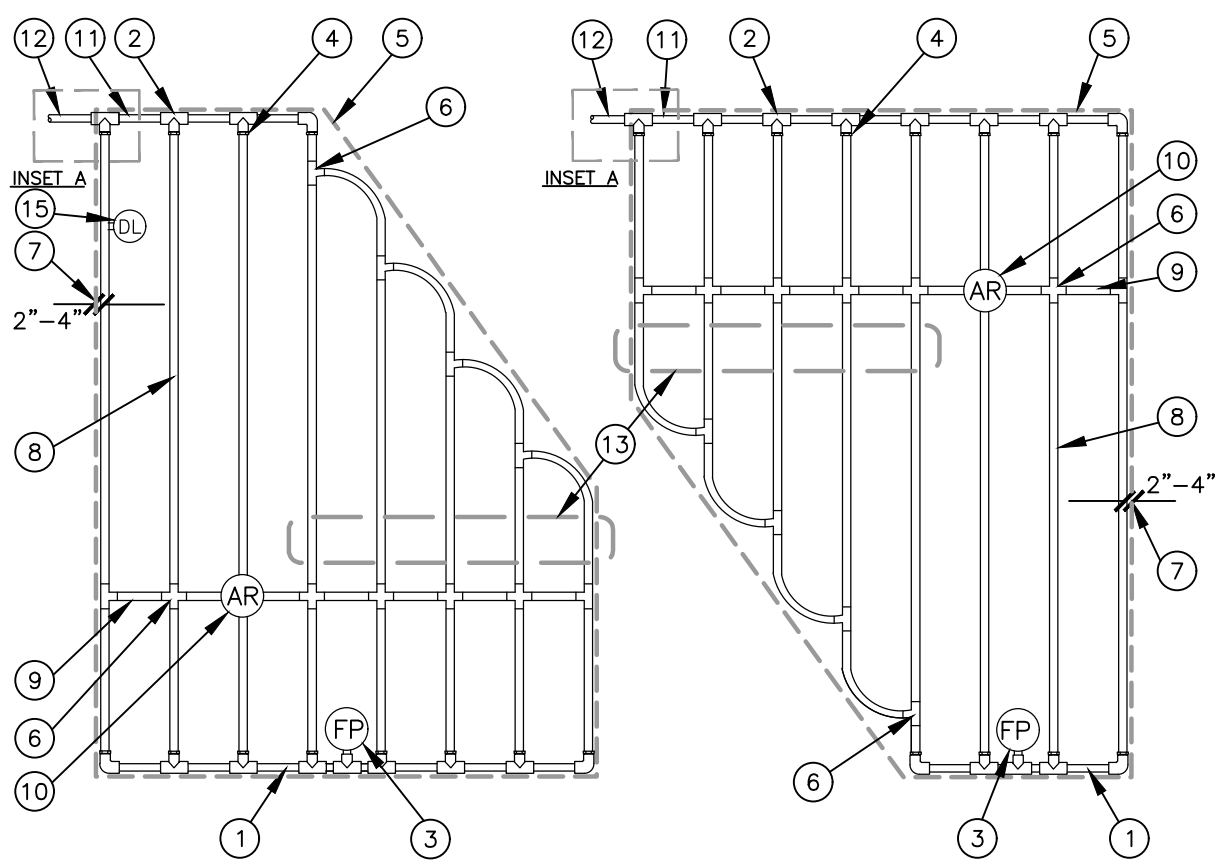


DIPLINE END FEED LAYOUT

NOT TO SCALE

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- BARB X MALE FITTING:
- FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL 'FLUSH POINT WITH BALL VALVE'
- PERIMETER OF AREA
- PERIMETER DIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- SUB-SURFACE DIPLINE
- BLANK TUBING
- BARB X BARB INSERT TEE OR CROSS:
- 1/2" AIR RELIEF VALVE
- PVC SUPPLY HEADER
- PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PVC SCH 40 RISER PIPE
- DIPLINE INDICATOR: SEE DETAIL FOR ADD'L INFO

Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250
20	318	169	353	294
30	360	230	413	350
40	395	255	465	402
50	417	285	528	420
60	460	290	596	455

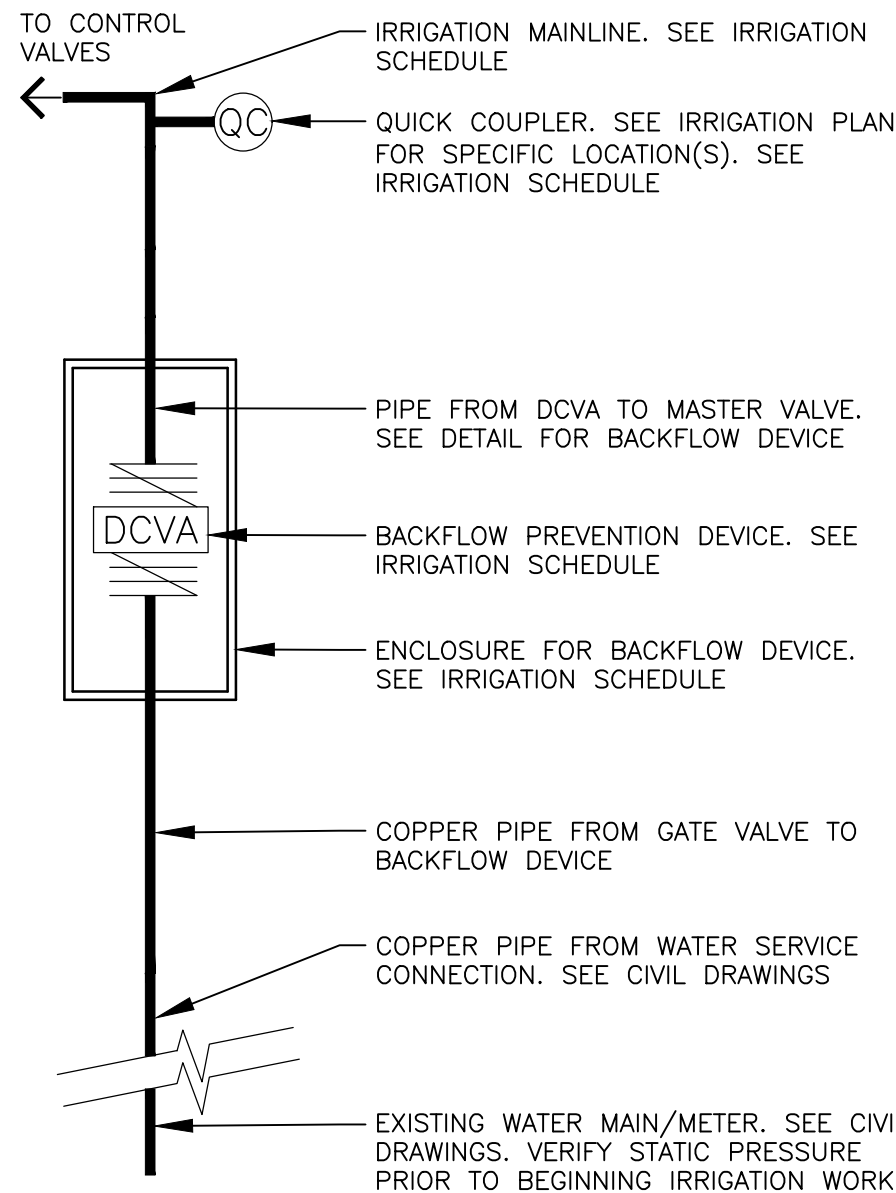
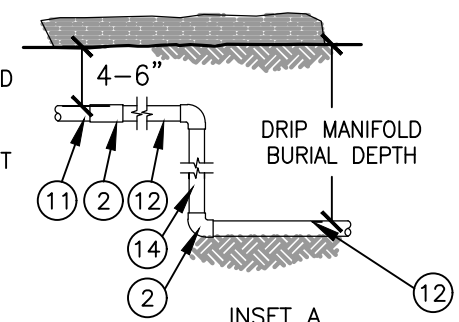


DIPLINE IRREGULAR SHAPED LAYOUT

NOT TO SCALE

- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL) SEE DETAIL
- BARB X MALE FITTING
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS
- PERIMETER DIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- SUB-SURFACE DIPLINE: SEE IRRIGATION SCHEDULE
- BLANK TUBING
- 1/2" AIR RELIEF VALVE: SEE DETAIL
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE
- DIPLINE INDICATOR: SEE DETAIL FOR ADD'L INFO

- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE MANUFACTURER DIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
 - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
 - WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



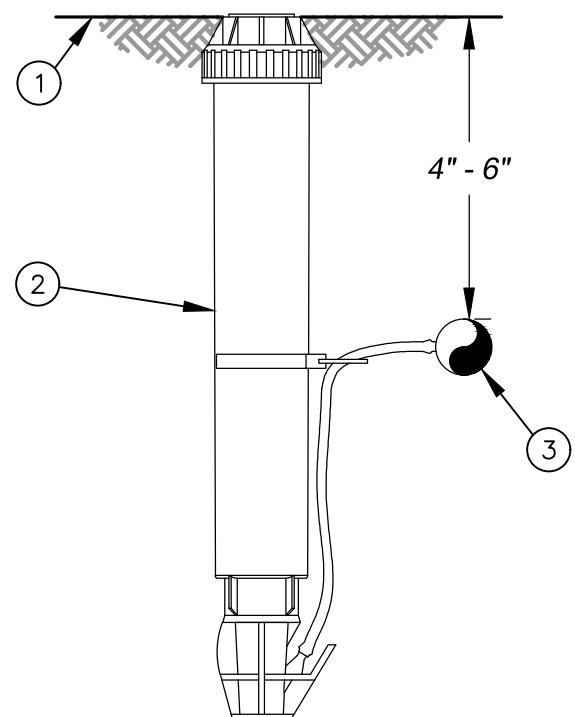
- NOTES:
- ALL COMPONENTS FOR SCHEMATIC POINT OF CONNECTION SHALL BE INSTALLED PER PROJECT SPECIFICATIONS AND DETAILS.

INSTALL AND TESTING OF DCVA AND ANY POTABLE WATER COMPONENTS SHALL BE COMPLETED BY LICENSED PLUMBER OR SIMILAR ACCREDITED PROFESSIONAL.

BACKFLOW PREVENTION DEVICE INSTALLATION REQUIRES INSPECTION AND CERTIFICATION BY INSPECTION SERVICE AND SHALL MEET REQUIREMENTS OF LOCAL JURISDICTION

POINT OF CONNECTION (P.O.C.) DETAIL

NOT TO SCALE



DRIP IRRIGATION DIPLINE INDICATOR

NOT TO SCALE

Revision

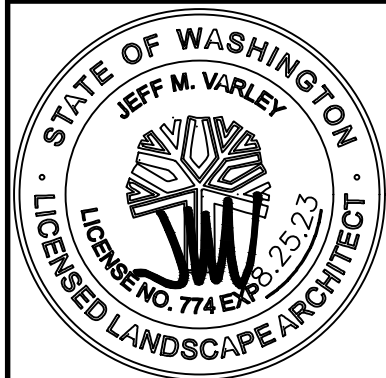
REVISED

No. 3 1/6/22 TR JV App.

IRRIGATION DETAILS

Title:

For: GAYTEWAY BUSINESS PARK LLC
PO BOX 1727
BELLEVUE, WA 98009



Scale:

Horizontal

Vertical

Designed TCR

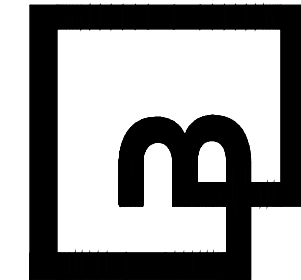
Drawn TCR

Checked JMV

Approved JMV

Date 1/6/22

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



Job Number

21334

Sheet

L5 of 5



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